

Town of Leeds

Planning Commission Meeting for May 7, 2014

1. Call to order:

Elliott Sheltman, Chair called to order the regular meeting of the Planning Commission at 7:00pm on May 7, 2014, at Leeds Town Hall, 218 N Main.

2. Roll Call:

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
CHAIR: ELLIOTT SHELTMAN	<u>x</u>	<u> </u>
COMMISSION MEMBER: NORM PETERS	<u>x</u>	<u> </u>
COMMISSION MEMBER: DARRELL NELSON	<u>x</u>	<u> </u>
COMMISSION MEMBER: REED BRAITHWAITE	<u>x</u>	<u> </u>
COMMISSION MEMBER: STEVE LEWIS	<u> </u>	<u>x</u>

Steve Lewis arrived at 7:04pm after Roll Call

3. Invocation by Darrell Nelson

4. Pledge of Allegiance by Elliott Sheltman.

5. Declaration of Abstentions or Conflicts: None.

6. Approval of Agenda:

Reed Braithwaite moved to approve tonight's agenda and meeting minutes of February 5, 2014 and March 5, 2014. 2nd by Norm Peters. All voted "Aye". Motion Passed.

Elliott Sheltman moved discussion item 10c on tonight's agenda to the top of discussion items.

Steve Lewis arrived at 7:04pm.

7. Announcements: None.

8. Public Hearings: None.

9. Action Items: None.

10. Discussion Items:

a. Quality RV Site Plan Application

Trent Mehlhoff discussed his business with Planning Commission members. Trent is currently operating on a temporary business license contingent on the Town receiving a site plan for his business. After further discussion with Planning Commission, Trent was told to submit the following items to Planning Commission for next month's meeting;

1. Site plan layout with a location of where the RV's will be parked.

2. Review and meet the Town's setback requirements for the RV's.

3. Review surfacing requirements from the Land Use Ordinance Chapter 6.7.1 and 6.7.3.

Trent will get the information to Kristi Barker so she can place it on next month's agenda and let Council members know he needs an extension on getting his business site plan complete.

b. Land Use Ordinances, Chapter 17 Commercial District.

Item Discussed on 10c.

c. Land Use Ordinances

Elliott Sheltman discussed updating the Land Use Ordinance Chapter 17 Commercial District and Chapter 22 Signs. He has an idea that the Town has been looking at St George for reference; however, he would rather use a small town instead. Enterprise and Springdale

were two Towns that Planning Commission members discussed and what would be the best process for updating the Ordinances. Elliott recommended taking pictures of all the Signs around town for Planning Commission members to review and decide what works and what doesn't. Planning Commission members will do some more research and discuss again at a future meeting.

Anette Densley discussed her Commercial business that has been open since January. She can count on one hand how many locals have been into her store since it opened and was wondering if there is something the Town could do. Steve Lewis recommended getting a group of businesses together that meets one a month and then approach the Town with some ideas of how they can help. Darrell Nelson suggested volunteering at the local events such as 4th of July, Easter Egg Hunt and Wild West Days.

Norm Peters asked Denise Allen who owns D's Thangs if she has got any more business since she moved into a commercial space. Denise responded yes it has helped; however, people still think it is a hotel. She thinks if she could get better signage that would make a big difference.


11. Staff Reports: None

12. Adjournment:

Norm Peters adjourned the meeting.

Time: 7:35pm.

APPROVED ON THIS 4 DAY OF June, 2014



Elliott Sheltman, Chair

ATTEST:



Kristi Barker, Deputy Clerk/Recorder